

159.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,466,600 / 1,466,600

USE VALUE:

1,466,600 / 1,466,600

ASSESSED:

1,466,600 / 1,466,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
137		WACHUSETT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: XING JIAQI	
Owner 2:	
Owner 3:	

Street 1: 137 WACHUSETT AVE
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: AYLWARD BRIAN /TRUSTEE & -
Owner 2: SUN YONGMEI/TRUSTEE -
Street 1: 304 NEWBURY ST #400
Twn/City: BOSTON
StProv: MA Cntry:
Postal: 02115

NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Clapboard Exterior and 2876 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size
Total Land:
Land Unit Type:
01/16/15
!12399!

PRINT	
Date	Time
12/11/20	02:29:28
LAST REV	
Date	Time
11/03/16	17:47:59
danam	
12399	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,031,000	0	6,000.	420,000	1,451,000	1,451,000	Year End Roll	12/18/2019
2019	101	FV	772,000	0	6,000.	420,000	1,192,000	1,192,000	Year End Roll	1/3/2019
2018	101	FV	772,000	0	6,000.	354,000	1,126,000	1,126,000	Year End Roll	12/20/2017
2017	101	FV	772,000	0	6,000.	324,000	1,096,000	1,096,000	Year End Roll	1/3/2017
2016	101	FV	762,000	0	6,000.	276,000	1,038,000	1,038,000	Year End	1/4/2016
2015	101	FV	501,600	2300	6,000.	240,000	743,900	743,900	Year End Roll	12/11/2014
2014	101	FV	154,400	2300	6,000.	222,000	378,700	378,700	Year End Roll	12/16/2013
2013	101	FV	154,400	2300	6,000.	211,200	367,900	367,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AYLWARD BRIAN /	65298-568		4/30/2015		1,285,000	No	No		
REIBER KAREN J/	62175-317		7/6/2013	Change>Sale	435,000	No	No		
GILLIS RICHARD-	48698-114		12/20/2006	Family		1	No	No	Karen Reiber dod 11/9/2012
	20342-321		1/1/1990		184,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2016	702	Solar Pa	3,000					
7/16/2014	843	Renovate	128,000					
4/9/2014	317	Heat App	20,000					
12/12/2013	1807	Addition	329,000	O				
10/2/2013	1462	Demo gar	4,500	O				
6/14/2011	584	Re-Roof	5,500					
1/22/2008	78	Wood Dec	7,000		G9	GR FY09		

ACTIVITY INFORMATION

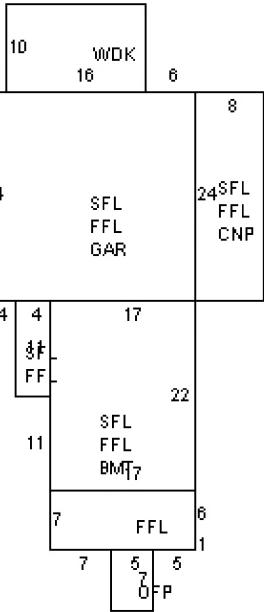
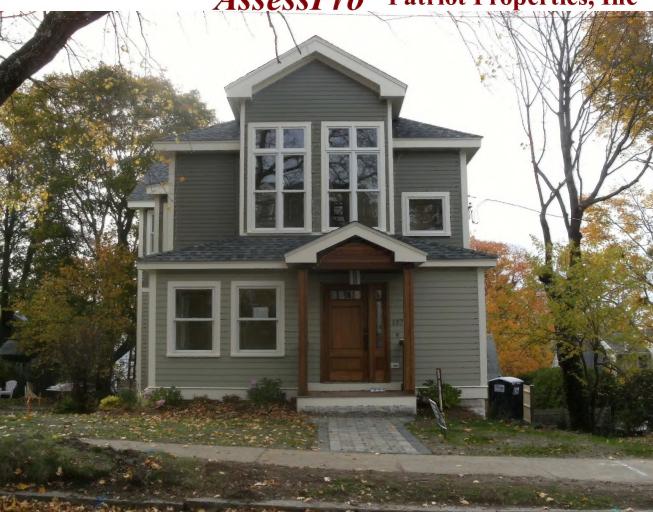
Date	Result	By	Name
1/16/2015	Meas/Inspect	PT	Paul T
7/22/2014	Info Fm Prmt	PC	PHIL C
5/22/2014	Measured	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
10/21/2008	Meas/Inspect	197	PATRIOT
12/29/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	272	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																																																																																						
Type:	15 - Old Style			Full Bath:	4	Rating:	Very Good																																																																																																																																																																																																																																																											
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Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																																																																																																																																																																												
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Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																																																																																																																																																																																																																																																											
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